

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** March 1, 2012  
**Re:** Staff Report for Taco Bell - Special Use Permit (Drive-Thru)

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**Item #3 –Taco Bell– Special Use Permit (Drive-Thru) (PID#201202130008)**

**Application:** Special Use Permit  
**Location:** 2811 London Groveport Rd (Meijer Outlot)  
**Applicant:** **Todd Huntington, GPD Group**  
**Zoning:** C-2 (Retail Commercial)  
**Use:** Restaurant

**Relevant Code Section(s):**

- 1135.09(b)(12) Special Use Permits

**Project Summary:**

The applicant is requesting approval of a special use permit to install a single-window drive-thru for the Taco Bell restaurant proposed on the center Meijer outlot on the south side of London Groveport Road. The drive-thru window will be located on the east side of the structure, with the entrance to the drive-thru lane located at the south end of the parking area. The drive-thru allows for nine (9) cars to be stacked in the drive-thru lane, with a twelve (12) foot wide bypass lane for customers to leave the drive-thru prior to completing their order or for access around the site. The proposed drive-thru will operate from 10am to 2am Sunday through Thursday and 10am to 4am Friday and Saturday.

**Review of Standards and Requirements:**

The Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

**Standard is Met:** The proposed drive-thru is consistent with other vehicular-oriented businesses in the area including the Meijer gas station and drive-thru bank across London Groveport Road.

2. *The proposed use shall not adversely affect the use of adjacent property;*

**Standard is Met:** The proposed use will not adversely affect the use of adjacent properties. According to submitted materials, a cross access easement will be drafted with the current owner, adjacent owners, and Taco Bell to provide safe vehicular circulation in the area.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

**Standard is Met:** The proposed drive-thru will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The site has been designed for safe traffic circulation and landscaping to provide an appropriate environment for the area.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

**Standard is Met:** The proposed facility can be adequately served by police, fire, stormwater, water, sanitary sewer and other services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

**Standard is Met:** The proposed drive-thru will not impose traffic upon the public right-of-way different from other uses permitted in the district. All traffic for the site will be from access drives from the Meijer parking lot, with no curb cut on London Groveport Road.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

**Standard is Met:** The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

**Standard is Met:** The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.*

**Standard is Met.** The use is classified as a drive-thru facility within Section 1135.09(b)(12)(A) which requires Special Use Permit approval within the C-2 zoning.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates.*

**Standard is Met:** The application procedures were adhered to for this process.

10. *Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.*

**Standard is Met:** The speakers associated with the proposed drive-thru are located on the east side of the structure, placing the structure between the drive-thru and the nearest residential use – The Groves at 665 apartment complex. The nearest residential structure is approximately 600 feet from the proposed speaker location.

11. *Lanes required for vehicle access to and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use abutting streets and hazards to pedestrians.*

**Standard is Met:** The proposed vehicle drive-thru lane is large enough to accommodate nine (9) cars at a time, with an escape lane provided to the east for cars wishing to exit the drive-thru, or go around cars in the drive-thru lane. The drive-thru is located on the opposite side of the building from any parking and pedestrian crosswalks over the drive-thru lane are clearly marked with stamped concrete.

12. *The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.*

**Standard is Met:** The proposed use has been reviewed and approved by the City's consulting engineers and complies with the provisions of the Zoning Ordinance.

13. *The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.*

**Standard is Met:** The proposed development has been designed to reduce impacts on nearby residential uses by locating the drive-thru on the opposite side of the structure as the residential area to partially screen the use.

### **Recommendation(s):**

After review and consideration, the Development Department recommends that Planning Commission make a recommendation of approval to City Council for this Special Use Permit as submitted.